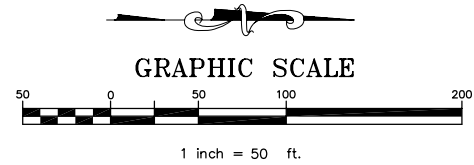


COUNTY OF SAN DIEGO TRACT 5401 RPL³

5401 RPL³
ER 04-08-036



NOISE PROTECTION NOTE:

NOISE BARRIER WALL SHOWN IN LOT 1 & 8 ARE LIMITED TO 6' HIGH MAX. AND CAN NOT BE REMOVED WITHOUT PROPER MITIGATION MEASURE AND DPLU APPROVAL. THE SLOPES ON LOT 1 & 8 TO BE LANDSCAPED AND MAINTAINED PER DPLU REQUIREMENTS.

ASSESSOR'S PARCEL NO.

181-161-11, 181-260-14

TAX RATE AREA

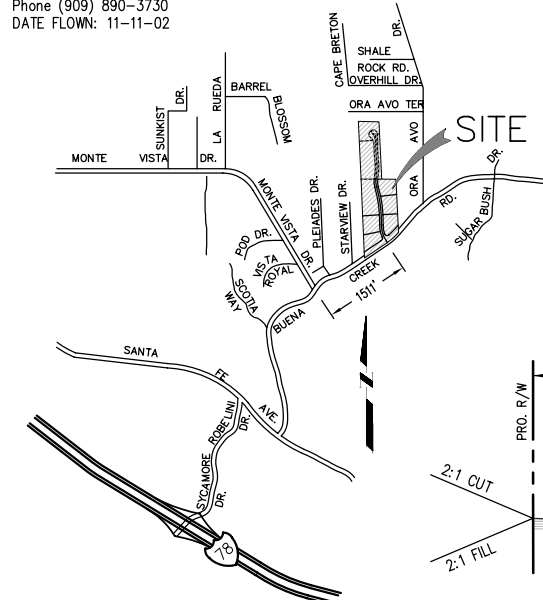
96036

NOTES:

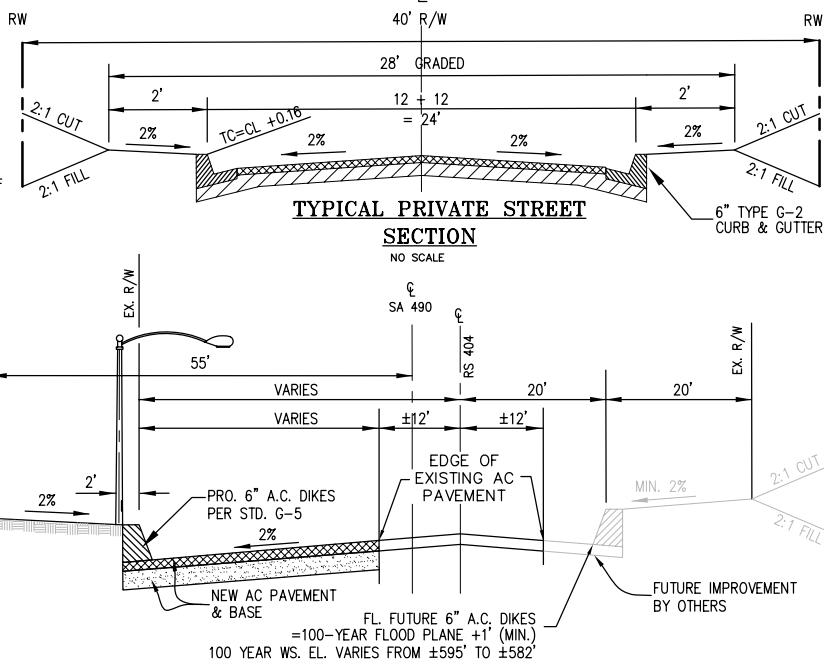
SUBDIVISION AREA: 457,646 S.F.
GROSS AREA: 10.51 AC.
NET AREA: 8.44 AC.
TOTAL NO. OF LOT PROPOSED: 8 EA
MINIMUM LOT SIZE BEING CREATED: 0.690 AC. (NET)

TOPOGRAPHY:

EXISTING TOPOGRAPHY SHOWN HEREON WERE OBTAINED FROM AN AERIAL SURVEY BY: TMR ASSOCIATES, INC.
155 W. HOSPITALITY LN., SUITE 122
SAN BERNARDINO, CA 92408
Phone (909) 890-3730
DATE FLOWN: 11-11-02



VICINITY MAP
NO SCALE
THOMAS BRDS. PG 1108, E1



TYPICAL SECTION BUENA CREEK ROAD
NO SCALE

LEGEND

- C — CENTER LINE
- D — DIRECTION OF FLOW
- B — BROW DITCH PER D-75
- E — EXISTING CONTOUR (MAJOR)
- e — EXISTING CONTOUR (MINOR)
- P — PROPOSED CONTOUR (MAJOR)
- p — PROPOSED CONTOUR (MINOR)
- 2:1 CUT/2:1 FILL SLOPE
- DRIVEWAY PER DS-7
- TYPE G-2 CURB & GUTTER
- TYPE A DIKES PER G-5
- TYPE F CATCH BASIN PER D-7
- TYPE B CURB INLET PER D-2
- RCP AND PVC STORM DRAIN PER D-60
- RIP RAP ENERGY DISSIPATOR PER D-40
- WING TYPE HEADWALLS PER D-34
- PRO. GRASS LINED SWALE
- PRO. ROCK LINED SWALE
- WALL

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 11, SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

PARCEL 1 BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 28, WHICH SAID POINT MARKS THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 28, THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, NORTH 89°49' 17" WEST, 877.51 FEET; THENCE SOUTH 2°33' 25" EAST 902.02 TO THE INTERSECTION OF THIS LINE WITH THE CENTER LINE OF THE COUNTY ROAD SURVEY NO. 404 DATED OCTOBER 15, 1930; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID COUNTY ROAD TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 28, THENCE NORTHERLY ALONG SAID EAST LINE OF SECTION 28, 341.80 FEET TO THE POINT OF BEGINNING. EXCEPTING THERE FROM THE LAND LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE. BEGINNING AT SAID EAST QUARTER CORNER OF SECTION 28, THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 28, NORTH 89°49' 17" WEST 481.00 FEET; THENCE SOUTH 2°53' 33" EAST 607.42 FEET TO THE INTERSECTION WITH THE CENTER LINE OF ROAD SURVEY NO. 404 DATED OCTOBER 15, 1930. THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS.

PARCEL 2, BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 28, AS MONUMENTED ON THE GROUND AND SHOWN ON LICENSED SURVEY MAP NO. 371, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 2, 1929, THENCE NORTH 89°45'08" WEST 642.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°45' 08" WEST 235.12 FEET; THENCE NORTH 2°29' 25" WEST 654.46 FEET; THENCE SOUTH 89°39' 00" EAST, 233.96 FEET; THENCE SOUTH 2°45' 30" EAST 654.12 FEET TO THE TRUE POINT OF BEGINNING.

ZONING:

| ZONE | |
|-------------------------|--------|
| USE REGULATIONS | RR1 |
| ANIMAL REGULATIONS | J |
| DENSITY | 1 |
| LOT SIZE | 0.5 AC |
| BUILDING TYPE | C |
| MAXIMUM FLOOR AREA | - |
| FLOOR AREA RATIO | - |
| HEIGHT | G |
| LOT COVERAGE | - |
| SETBACK | G |
| OPEN SPACE | - |
| SPECIAL AREA REGULATION | - |

GENERAL PLAN REGIONAL CATEGORY : CUD
GENERAL PLAN LAND USE DESIGNATION : 2
COMMUNITY PLAN : NO. COUNTY METRO

SOLAR ACCESS STATEMENT:

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT.

SERVICE DISTRICTS:

SEWER: BUENA VISTA SANITATION DEPT.
WATER: VISTA IRRIGATION DISTRICT
FIRE: VISTA FIRE DEPARTMENT
SCHOOL: VISTA UNIFIED SCHOOL DISTRICT
UTILITIES: SAN DIEGO GAS AND ELECTRIC COMPANY
STREET LIGHTING: DEVELOPER WILL COMPLY WITH COUNTY STANDARDS

PARK FEES TO BE PAID : AS DECIDED BY COUNTY

GRADING PROPOSED:

APPROXIMATE EARTHWORK QUANTITIES:
EXCAVATION: ±29,621 CY.
EMBANKMENT: ±30,074 CY.
IMPORT: ± 453 CY.

SPECIAL ASSESSMENT ACT PROCEEDINGS STATEMENT:

A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER THE SPECIAL ASSEMENT ACT FOR CONSTRUCTION OF ANY SUBDIVISION IMPROVEMENTS IS / IS NOT BEING MADE AT THIS TIME.

OWNER / SUBDIVIDER

SO CAL AG PROPERTIES, INC. A CALIFORNIA CORPORATION
PO BOX 4601, OCEANSIDE, CA, 92052
(760) 439-3968

JAY KAWANO 6-5-08
DATE

TIM MIYASAKA 6-5-08
DATE

ENGINEER

CONSTRUCTION TESTING & ENGINEERING, INC.
1441 MONTIEL ROAD, SUITE 115, ESCONDIDO, CA 92026
(760)746-4955

MOYENUDDIN A. SIRAJEE 6-5-08
RCE. 63867 EXP: 09-30-10 DATE

